



# CITY OF MANCHESTER

## PLANNING AND COMMUNITY DEVELOPMENT

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Planning & Land Use Management  
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Zoning Board of Adjustment

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### MANCHESTER ZONING BOARD OF ADJUSTMENT VIRTUAL PUBLIC HEARING / LIMITED BUSINESS MEETING

Thursday, July 9, 2020 – 6:00 PM

Watch live on Channel 22 Manchester Public Access Television or  
Stream Live at <https://www.manchestertv.org/22>

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**Note: PUBLIC COMMENTS** may be submitted at any time up to the close of the public hearing for each case by email sent to [ZBA@manchesternh.gov](mailto:ZBA@manchesternh.gov) or a voice message called into (603) 792-6736. All comments must include your name and address and the case number.

- I. The Chairman calls the meeting to order and introduces the Zoning Board Members and City Staff.
- II. PUBLIC HEARING:

*(Tabled from 6-11-20 ZBA Meeting)*

- 1. **ZBA2020-033**  
**220 Londonderry Turnpike, B-2 Zoning District, Ward 6**

John Cronin Esq. (Agent) proposes to establish a construction equipment rental, sales, service and repair facility within the Lake Massabesic Overlay Protection District and seeks a variance from section **7.11(C)1** Prohibited Uses of Lake Massabesic Protection Overlay District of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 11, 2020.

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2. **ZBA2020-035**  
**655 S. Willow Street, B-2 Zoning District, Ward 9**

Brian Pratt (Agent) proposes to construct an accessory structure ATM with a canopy located in the front yard where the proposed stacking spaces for the ATM are located within the required parking aisle dimension and erect four wall signs where two comprise 12.8% of the wall area and the other two comprise 13.5% of the wall area where 10% is allowed and seeks a variance from sections **8.29(B)** Accessory Structures and Uses, **10.06(A)** Parking Layout and **9.09(D)** Signs of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 19, 2020.

***(Postponed from 6-11-2020 ZBA Meeting)***

3. **ZBA2020-027**  
**730 Mammoth Road and 482 Reservoir Street, R-1B Zoning District, Ward 2**

Andrew Sullivan, Esq. (Agent) proposes to subdivide the subject parcel to create one new buildable lot, where new proposed Lot 4A has buildable land area of 6,004 SF where 7,500 SF is required and with lot width of 75.0' not maintained for 100' of depth, and where Lot 4 will remain improved with a two-family dwelling and a retail shop on a lot with 13,872 SF of buildable land area where 15,000 SF is required, with lot frontage and width of 130.23' where 150' is required, with a side yard setback from the north lot line of 8.5' where 20' is required, maintain reconfigured parking spaces, including 6 new commercial parking spaces in a residential district, without parking screening or bumpers, 6 undersized parking spaces and a reduced landscaped buffer at the proposed lot line, as well as relocate a dumpster to the front yard with an 8' fenced enclosure and seeks a variance from sections **6.01** Minimum Buildable Lot Area and **6.02** Minimum Lot Width at Lot 4A and **6.01** Minimum Buildable Lot Area, **6.02** Minimum Lot Frontage and Width (2 counts) **6.03(C)** Side Yard Setback, **10.06(A)** Parking Layout, **10.09(B)** Parking Setbacks, **10.07(K)4** Parking Screening, **10.07(K)1** Parking Bumpers, **10.02(F)** Business Parking in Residential District, **8.29(A)1** Accessory Structures and Uses, **8.27(B)** Fences Walls and **10.07(G)** Landscaping of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through May 19, 2020.

***(Current Items)***

4. **ZBA2020-044**

**61 Foch Street, Tax Map 446, Lots 25 and 26, Hobart Street, R-1B Zoning District, Ward 6**

Andrew Sullivan, Esquire (Agent) proposes develop Tax Map 446, Lots 25 and 26 as a single lot with lot depth of 95' where 100' is required, where subject to consolidation with Lot 15, which is improved with a single family dwelling with a rear yard setback of 24.8' where 30' is required and which has lot depth of 95' where 100' is required and seeks a variance from sections **11.03(D)2(d)** Development of Non-Conforming Lot and **6.02** Minimum Lot Width at Lots 25 and 26 of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through June 1, 2020.

5. **ZBA2020-045**

**242-250 Mammoth Road and 728, 740, 742, 750, 766, and 786 Massabesic Street  
B-2 Zoning District, Ward 7**

David Fenstermacher (Agent) proposes to consolidate eight lots known as Tax Map 170, Lots 2, 3, 4A, 5, 5C, 6, 7 and 8, and subdivide to create two new buildable lots where proposed Lot 1 will be developed with a drug store greater than 8,000 SF with a drive through with a landscaped perimeter around the parking area less than the required 10' and with pavement other than site access closer than 10' from a street lot line. Proposed Lot 2 will be developed with a membership fraternal or social organization with a front yard setback relative to Massabesic St. of 10' where 20' is required and with less than the required 10' landscape perimeter around parking area in the B-2 zoning district and seeks a variance from sections **10.09(A)** Parking Setbacks and **10.07(G)** Landscaping at Lot 1 and **6.03(A)** Front Yard Setback and **10.07(G)** Landscaping at Lot 2 of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through June 26, 2020.

6. **ZBA2020-046**

**428 Central Street, R-2 Zoning District, Ward 5**

Karen Johnson proposes to construct a deck in the side yard 2' from the side lot line where 10' is required and seeks a variance from section **6.03(C)** Side Yard Setback of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through June 8, 2020.

7. **ZBA2020-047**

**340 Cilley Road, R-2 Zoning District, Ward 9**

Jerry Leavitt proposes to construct a two car garage in the side yard with a height of 20' where 15' is allowed, and expand the driveway width to 51' where 24' is allowed to create two new parking spaces, resulting in three parking spaces in the front yard setback with spaces within 4' of the property line and building, as well as two undersized parking spaces and seeks a variance from sections **10.09(B)** Parking Setbacks, **10.06(A)** Parking Layout, **10.08(C)** Driveways Width and **8.29(A)2** Accessory Structures and Uses of the Zoning

Ordinance of the City of Manchester, New Hampshire, as per documents submitted through June 26, 2020.

8. **ZBA2020-048**  
**41 Seames Drive, R-1B Zoning District, Ward 8**

Chris Philibotte proposes to maintain a parking layout of five parking spaces with more than one parking space within the front yard setback, where the five spaces are within 4' of a property line or building, where four spaces are undersized and without parking bumpers as required for parking areas of five spaces or more and seeks a variance from sections **10.09(B)** and **10.09(B)2**, Parking Setbacks (8 counts), **10.06(A)** Parking Layout and **10.07(K)1** Parking Layout of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through June 30, 2020.

9. **ZBA2020-050**  
**Straw Road, Map 890, Lot 3D, R-1A Zoning District, Ward 12**

John Bisson, Esquire (Agent) proposes to construct a planned development of six two-family dwellings on a lot that would yield only five single family dwellings under the subdivision regulations and seeks a variance from sections **5.12** Planned Development and **5.10(A)5** Two-Family Dwellings of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through June 16, 2020.

10. **ZBA2020-052**  
**365 Phillip Street, R-1A Zoning District, Ward 12**

Michael Murphy proposes to maintain a shed 1' away from the side lot line where a setback of 20' is required and seeks a variance from section **8.29(A)2** Accessory Structures and Uses of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through June 18, 2020.

11. **ZBA2020-054**  
**456 Union Street, R-3 Zoning District, Ward 3**

Suzanne Brunelle, Esquire (Agent) proposes to establish a permitted congregate housing use with a faith based multi-purpose social services center that provides homeless outreach, addiction recovery services, food pantry, lunch services, and counseling regarding employment and other topics, as well as construct a handicap accessible ramp with a 3' side yard setback and create 8 new parking spaces without parking bumpers or the required screening against the abutting residential use and seeks a variance from sections **5.10** Multi-purpose Social Services Center, **6.03(A)** Street Yard Setback, **10.09(B)** Parking Setbacks, **10.07(K)4** Parking Screening and **10.07(K)1** Parking Bumpers of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through June 30, 2020.

12. **ZBA2020-056**  
**77 Pearl Street, CBD Zoning District, Ward 3**

Susan McLaughlin-Beltz proposes to establish a private elementary school for 15 students and seeks a variance from section **5.10(J)2** Private Elementary School of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through June 24, 2020.

**III. BUSINESS MEETING:**

1. **ADMINISTRATIVE MATTERS:**

1. **Review and approval of the ZBA Minutes of May 21, 2020 and June 11, 2020.**
2. **Any other business items from the ZBA staff or Board Members.**

Each case file is available on-line at <http://www.manchesternh.gov/Departments/Planning-and-Comm-Dev/Zoning-Board/Project-Applications>. Or search for "Manchester NH ZBA Project Applications".

The order of the agenda is subject to change on the call of the Chairman.